

ZONING AND BUILDING AGENDA

MARCH 15, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

267276 DOCKET #77747 - JON AND DENISE THRONTVEIT, Owners, 1130 Western, Flossmoor, Illinois 60422, Application (No. SU-04-12; Z04124). Submitted by Denise Throntveit, 22240 Burnham, Chicago Heights, Illinois 60411. Seeking a SPECIAL USE, UNIQUE USE, in the R-4 Single Family Residence District to renovate the old Katz Corner Elementary School and convert it into a family events facility/banquet hall including picnic grounds, a club room, and an arcade and to eventually provide a wedding chapel and facilities to support wedding receptions in Sections 30 of Bloom Township. Property consists of 4.63 acres located at west side of Burnham Avenue approximately 335 feet north of 223rd Street a/k/a Katz Corner Road in Bloom Township. Intended use: A family events facility/banquet hall.

Recommendation: ~~That the application be granted.~~

Recommendation: One year extension of time be granted.

273399 DOCKET #7972 - JOZEK AND CELINA DUNAJCZAN, Owner, 4835 South Central Avenue, Chicago, Illinois 60638, Application (No. SU-05-08; Z05151). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District to retain existing three (3) flat residential building and improvements in Section 9 of Stickney Township. Property consists of .216 of an acre located on the east side of Central Avenue approximately 297 feet south of 48th Street in Stickney Township. Intended use: Three (3) flat residential building.

Recommendation: That the application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

276714 DOCKET #8002 – S. PETRIN, Owner Application: Variation to reduce rear yard setback from 40 feet to 10 feet (existing); reduce lot area from 10,000 square feet to 9,445 square feet (existing); and reduce lot width from 60 feet to 48 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located approximately 270 feet north of Emerson Street and approximately 370 feet east of Western Avenue in Maine Township. **Recommendation:** That the application be granted.

Conditions: None

Objectors: None

276715 DOCKET #8010 – K. WREN, Owner Application: Variation to reduce left side yard setback from 15 feet to 3 feet to relocate existing shed in the R-3 Single Family Residence District. The applicant has relocated the existing shed within 3 feet of neighbor's lot line and built an additional shed. The subject property consists of approximately 0.46 of an acre, located on the north side of Fitzsimmons Drive, approximately 500 feet west of Adsir Road in Palos Township. **Recommendation:** That the application be denied.

Conditions: None

Objectors: The Zoning Board of Appeals received three letters of objection stating that the shed was unsightly, too close to the lot line and could be seen from the street.

276716 DOCKET #8011 – B. KURNAT, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .50; reduce front yard setback from 30 feet to 19 feet for a single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Linder Avenue, approximately 475 150 feet south of 58th Street in Stickney Township. **Recommendation:** That the application be granted.

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

276717 DOCKET #8012 – B. KURNAT, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ration from .40 to .50; reduce front yard setback from 30 feet to 19 feet for a single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Linder Avenue, approximately 175 feet south of 58th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276718 DOCKET #8014 – C. FAZIO, Owner Application: Variation to reduce lot area from 40,000 square feet to 12,639 square feet (existing); and reduce lot width from 150 feet to 95 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the southeast corner of 155th Street and 113th Avenue in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16448

276719 DOCKET #8015 – R. WOLCHUK, Owner Application: Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); and to reduce lot width from 150 feet to 100 feet (existing) for a 2nd story addition to an existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the east side of Deerpath Lane, approximately 269 feet north of Foxwood Lane in Palatine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276720 DOCKET #8016 – R. KOCANDA, Owner Application: Variation to reduce left side yard setback from 10 feet to 3.9 feet (existing) to replace detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the east side of Luna Avenue, approximately 450 feet east of 50th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276721 DOCKET #8017 – P. CHUDоба, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both side yard setbacks from 10 feet to 3 feet for a single family residence; reduce both interior side yard setbacks from 10 feet to 3 feet; reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage; and increase the floor area ratio from .40 to .52 in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 147 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

276722 DOCKET #8018 – M. PAHL, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both side yard setbacks from 10 feet to 3 feet for a single family residence; reduce both interior side yard setbacks from 10 feet to 3 feet; reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage; and increase the floor area ratio from .40 to .52 in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 47 feet north of West 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276723 DOCKET #8019 – M. PAHL, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both side yard setbacks from 10 feet to 3 feet for a single family residence; reduce both interior side yard setbacks from 10 feet to 3 feet; reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage; and increase the floor area ratio from .40 to .52 in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 72 feet north of West 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276724 DOCKET #8020 – P. CHUDоба, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both side yard setbacks from 10 feet to 3 feet for a single family residence; reduce both interior side yard setbacks from 10 feet to 3 feet; reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage; and increase the floor area ratio from .40 to .52 in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 172 feet south of West 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276725 DOCKET #8022 – M. RECCHIA, Owner Application: Variation to combine five (5) lots and one (1) vacated alley into one (1) lot; reduce lot area from 40,000 square feet to 33,430 square feet (existing well and septic); and reduce front yard setback from 40 feet to 24 feet (existing) for an attached garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.84 of an acre, located on the southwest corner of Roselle Road and Arthur Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

276726 DOCKET #8023 – PALATINE/SCHAUMBURG SCHOOL DISTRICT, Owners Application: Variation to divide one (1) lot into two (2) lots; on lot 1 reduce lot width from 150 feet to 134.5 feet for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 1.38 acres, located on the east side of Berner Road, approximately 780 feet south of Shoe Factory Road in Hanover Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16491

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 276727 DOCKET #8024 – J. SHIN/D. DRANDEL, Owners Application: Variation to reduce rear yard setback 50 feet to 43 feet for a deck in the R-4 Single Family Residence District. The subject property consists of approximately 1.75 acres, located on the west side of Ela Road, approximately 174 feet north of Hillside Road in Palatine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 276728 DOCKET #8025 – D. STASIK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; reduce front yard setback from 30 feet to 20 feet; increase the floor area ratio from .40 to .60 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Lorel Avenue, approximately 180 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: Adjacent south property owner objected to the applicant's lot being built on because neighbors are using the lot to park cars. Also objected to the front yard setback.

* The next regularly scheduled meeting is presently set for Wednesday, April 5, 2006._